

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

8 MOREY COURT ROXBURGH PARK VIC 3064

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$780,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$681,000

Property type

House

Suburb

Roxburgh Park

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

5 COLLETT AVENUE ROXBURGH PARK VIC 3064	\$780,000	14-Nov-25
7 MURCHISON DRIVE ROXBURGH PARK VIC 3064	\$800,000	11-Oct-25
33 MCKENZIE CRESCENT ROXBURGH PARK VIC 3064	\$800,000	19-Nov-25

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 14 December 2025


**5 COLLETT AVENUE ROXBURGH  
PARK VIC 3064**
 4  2  2

Sold Price

<sup>RS</sup>
**\$780,000**

Sold Date

**14-Nov-25**

Distance

**0.4km**

**7 MURCHISON DRIVE ROXBURGH  
PARK VIC 3064**
 4  2  2

Sold Price

<sup>RS</sup>
**\$800,000**

Sold Date

**11-Oct-25**

Distance

**0.42km**

**33 MCKENZIE CRESCENT  
ROXBURGH PARK VIC 3064**
 4  2  2

Sold Price

Sold Date

**19-Nov-25**

Distance

**1.41km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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